

(Place under Basic Standards, Article 6)

6.13 ACCESSORY RENEWABLE ENERGY STRUCTURES FOR RESIDENTIAL

A. **Solar Building-Mounted.** A solar energy system that is affixed to or an integral part of a principal or accessory building, including but not limited to photovoltaic or hot water solar energy systems which are contained within roofing materials, windows, skylights, and awnings.

(1) **Quantity.** The total square footage may not exceed the total area of roof surface of the structure to which the system is attached.

(2) **Flush Mounted System.** Systems should be less than 4 inches from the roof surface.

(3) **Height.**

Systems shall not extend beyond the highest peak of a pitched roof.

(4) **Location on Structure.** Allowed on the following:

(a) Principal and accessory structures.

(b) Any roof face.

(c) Side and rear building facades.

(5) **Projection.** The system may not project off a roof edge or building façade.

(6) **Signs.** Signage or writing of any kind is not permitted on any portion of system, other than required manufacturer plates and safety labeling.

B. **Solar Freestanding.** A solar energy system with a supporting framework that is placed on, or anchored in, the ground and that is independent of any building or other structure other than parking lot canopy solar energy systems.

(1) **Output.** The system shall produce less than one megawatt of electricity.

(2) **Size.** A system in any Residential District shall not exceed either the area of 30 percent of the principal building footprint or 600 square feet, whichever is greater.

(3) **Maximum Height.** The system shall be as close to the ground as practicable, and not taller than 20 feet on lots of at least 5 acres in the I-1

and I-2 districts, and not taller than 15 feet in all other zones, all measured from the grade at the base of the pole to the highest edge of the system.

- (4) **Clearance.** Minimum clearance between the lowest point of the system and the surface on which the system is mounted is 3 feet.
- (5) **Location.** Allowed in the side yard and rear yard only. For any property designated as historic or located within a historic district, such system shall be located in the rear yard and not visible from any right of way.
- (6) **Setbacks.** Shall meet the setback requirements of accessory structures as found in section 3.7.b.
- (7) **Appearance.** Signage or writing of any kind is not permitted on any portion of a free-standing solar system, other than required manufacturer plates or safety labeling.
- (8) **Materials.** Such system shall not include any unfinished lumber.

C. **Solar Parking Lot Canopy.** A solar energy system with a supporting framework that is placed on, or anchored in, the ground and that is independent of any building or other structure, which is used in a parking lot or the top story of a parking structure to shade vehicles parked in such lot or structure.

- (1) **Size.** A system in any residential district shall not exceed either the area of 30 percent of the principal building footprint or 600 square feet, whichever is greater.
- (2) **Maximum Height.** The system shall be between 8 and 15 feet in height, so as to provide for parking underneath the system.
- (3) **Clearance.** Minimum clearance between the lowest point of the system and the surface on which the system is mounted is 7.5 feet.
- (4) **Location.** Allowed in the side and rear yards only.

For any property designated as historic or located within a historic district, such system shall not be easily visible from any right of way.

- (5) **Setbacks.** All parts of the freestanding system shall be set back a minimum of 10 feet from the rear property lines, and shall meet the setback requirements of the district when placed in the side yard between the front face and rear face of a building, and shall not be

located in a public utility easement. For every foot in height above 10', the setback shall also increase by one foot, up to 15 feet total.

- (6) **Appearance.** Signage or writing of any kind is not permitted on any portion of any parking lot canopy solar energy system, other than required manufacturer plates or safety labeling.
- (7) **Materials.** Such system shall not include any unfinished lumber.